

# Washington County Affordable Housing Bond Program

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# Annual Report 2020

**DECEMBER 2020**

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Washington County Department of Housing  
Services



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# A Message from Washington County Chair, Kathryn Harrington

To all Community Members in Washington County,

I am delighted to present to you the Washington County Affordable Housing Bond Program 2020 Annual Report. Voters in the Metro region supported the Regional Affordable Housing Bond in November of 2018, and while 2020 has brought its share of challenges, it has been a year where we have seen great progress in our vision to provide the stable, affordable housing to vulnerable members of our community who need our help.



This has truly been a groundbreaking year for our efforts, when you consider we are now showing how public entities can work in a cooperative effort with the private sector to finance and develop bond projects, enabling us to achieve things we could only dream of in the past. Your support made this happen, and I am so pleased we can share this report with you and show you the progress being made. In July, we did not let the pandemic stop us from celebrating the groundbreaking of our first Washington County project funded by the Affordable Housing Bond, The Viewfinder (81 units) located in Tigard. While we had to do a virtual groundbreaking celebration, we still celebrated this achievement.

*I have often likened our 8 affordable housing projects in Washington County to a beautiful bouquet. That bouquet will come into full bloom as we move forward, and the lives of those who get the opportunity to have a safe, affordable, healthy place to call home will also bloom and grow.*

We kept our momentum moving forward and in September, seven affordable housing projects totaling 624 units received funding approval (concept endorsement) from the Washington County Board of Commissioners and Metro. We are closing out 2020 with the first community engagement listening sessions, held virtually, related to projects funded with the Affordable Housing Bond. These listening sessions are focusing on reaching Black, Indigenous, People of Color (BIPOC) communities.

I have often likened our 8 affordable housing projects in Washington County to a beautiful bouquet. That bouquet will come into full bloom as we move forward, and the lives of those who get the opportunity to have a safe, affordable, healthy place to call home will also bloom and grow. Thank you for making this possible.

Kathryn Harrington

Chair, Washington County Board of Commissioners

# YEAR IN REVIEW

# 2020

## MARCH

Notice of Funding Availability (NOFA) released for developers to apply for Affordable Housing Bond funding. Applications due in May. Application deadline extended two weeks due to COVID-19.



## JULY

Construction began on Viewfinder (81 units), the first project funded with the Affordable Housing Bond in Washington County's Implementation area. The groundbreaking is celebrated virtually.



## SEPTEMBER

Seven affordable housing projects totaling 624 units received funding approval (concept endorsement) from the Washington County Board of Commissioners and Metro. \$73,626,088 total awarded.

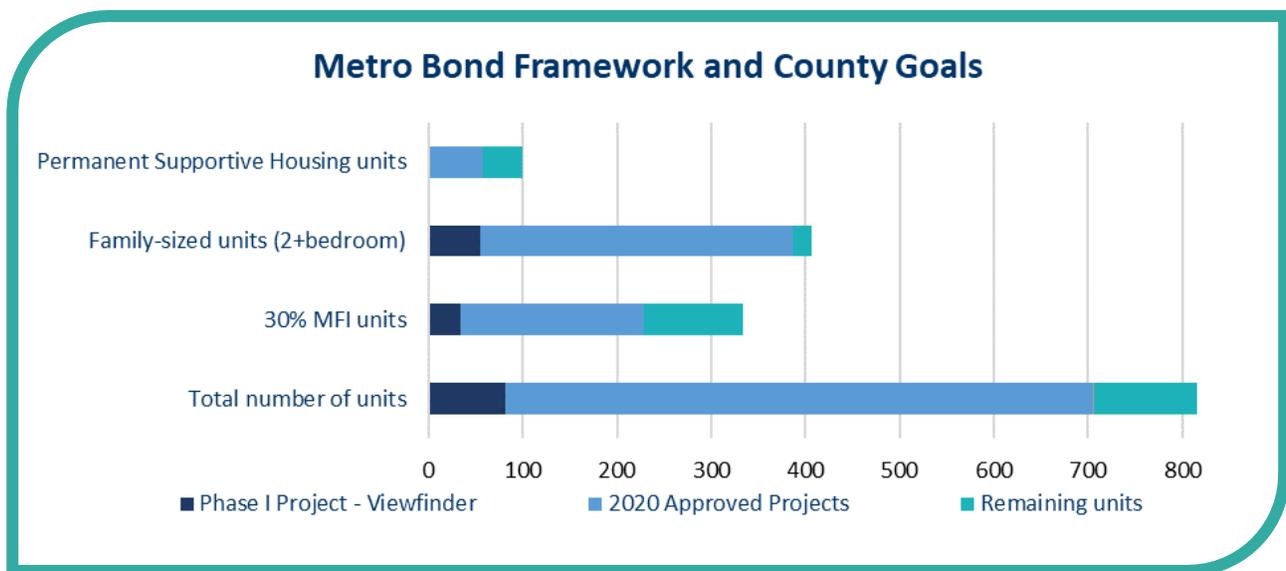


## NOVEMBER - DECEMBER

First four community engagement listening sessions related to projects funded with the Affordable Housing Bond are held virtually. Listening sessions focus on reaching Black, Indigenous, People of Color (BIPOC) communities.

# Progress

In November 2018, Metro region voters approved the Regional Affordable Housing Bond, making \$652.8 million available for the production of 3,900 regulated affordable housing units throughout the region. Washington County received an allocation of \$116,465,532 million to support the production of 814 units within its implementation area (excludes area of the County outside of the Metro Service District and outside the cities of Beaverton and Hillsboro, which receive separate bond allocations). In the summer of 2019, the County approved its first “phase 1” project funded with bond funds, and this past fall approved funding for seven additional projects. Combined, these eight developments will provide **705 units** of regulated affordable housing and position the County to meet its unit production goals.



## Permanent Supportive Housing

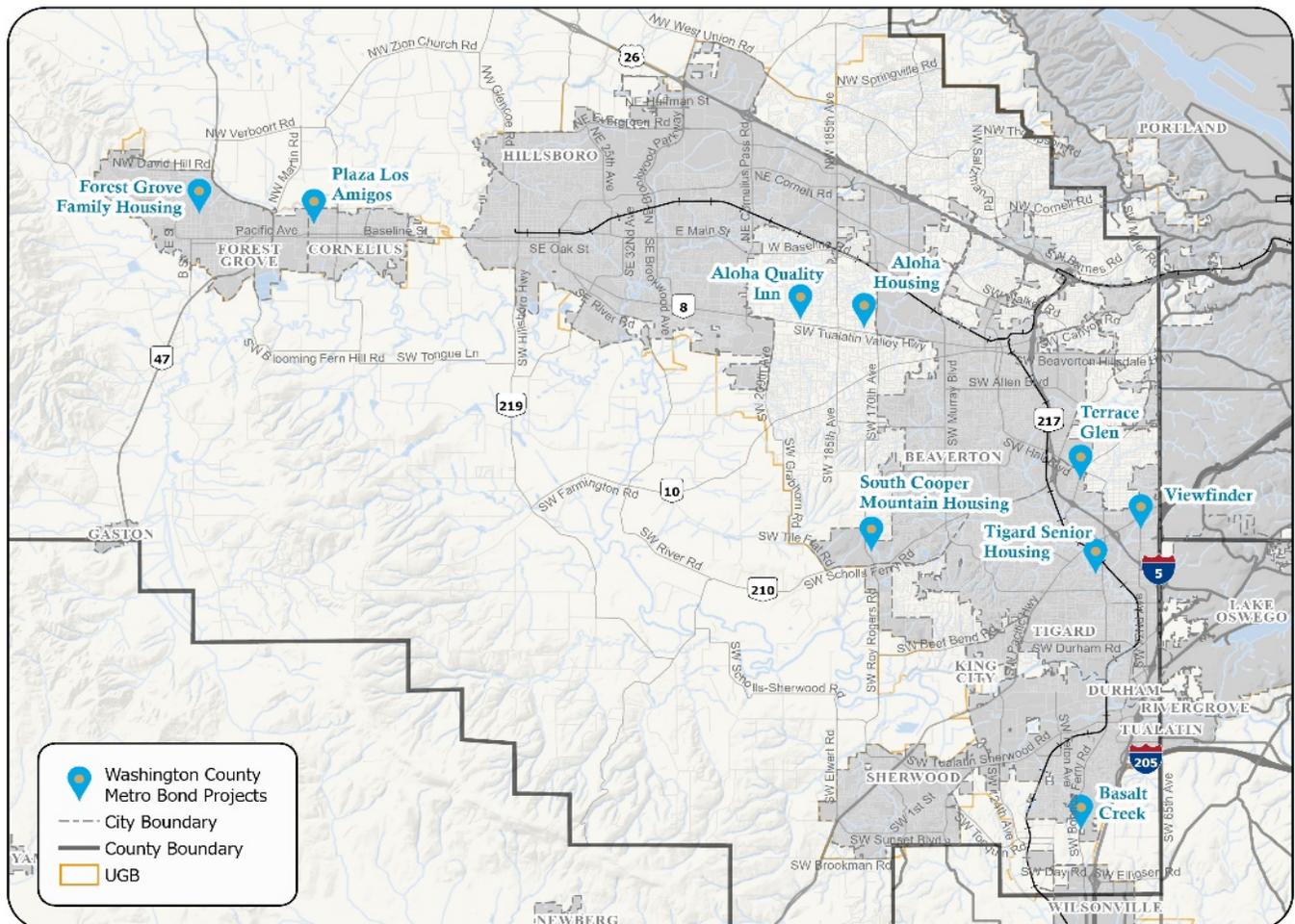
In its Local Implementation Strategy, Washington County set a goal to produce 100 units of Permanent Supportive Housing (PSH) as a part of the 814 total units to be produced with the Affordable Housing Bond. PSH is low-barrier, deeply affordable housing with supportive services to help people live with stability, autonomy and dignity. Supportive housing is for highly vulnerable people who have complex health needs, including those with untreated or undertreated mental illness and addictions and have long-term homelessness in their background. Qualification to live in the housing does not expire after a certain amount of time therefore the housing is permanent.

# Development Priorities

Washington County's Local Implementation Strategy (LIS) identified seven development priorities for projects funding with the Affordable Housing Bond:

1. Jurisdictional and Area Partnerships and Geographic Dispersal
2. Housing Needs Data and Census Tract Analysis
3. Land Availability and Cost
4. Local Development Partners.
5. Major Public Transportation and Transit Corridors
6. High Opportunity Areas
7. Areas Identified by HUD (U.S. Housing and Urban Development) as Qualified Census Tracts (QCTs) and Small Area Difficult to Develop Areas (SADDAs).

This map highlights the geographic dispersal of approved projects throughout Washington County. Proposed project, Aloha Quality Inn is also shown on the map.



**We do this work on the land of Indigenous people including the Atfalati, the Clatskanie, and the Kalapuya.**

**Aloha Project – 82 units**  
BRIDGE Housing



**Basalt Creek – 116 units**  
Community Partners for Affordable Housing (CPAH)



**Forest Grove Family – 36 units**  
DCM Communities & Housing Authority of Washington Co.



**Plaza Los Amigos – 113 units**  
REACH CDC & Bienestar



**S. Cooper Mtn. – 75 units**  
BRIDGE Housing



**Terrace Glen – 144 units**  
Related NW & Housing Authority of Washington Co.



**Tigard Senior – 58 units**  
Northwest Housing Alternatives



**Viewfinder – 81 units**  
Community Development Partners & Housing Authority of Wash. Co.



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# Advancing Racial Equity

Advancing racial equity is a key component in implementation of the Affordable Housing Bond. This work is ongoing and involves:

- **Listening sessions with Black, Indigenous, People of Color (BIPOC) communities to inform project design.**
- **Contracting with MWESB firms during the construction process. All projects plan to exceed the County’s goal of 20 percent MWESB contracting. The Viewfinder project currently under construction is at 26 percent. Additionally, Colas Construction, Inc., a Black-owned prime contractor, has been selected for development one of the Affordable Housing Bond projects.**
- **Ongoing engagement with BIPOC and other marginalized communities throughout the life of each housing project.**

## Community Engagement

The overall goal of community engagement work in 2020 has been to ensure that projects funded with the Affordable Housing Bond are informed by and accessible to the County’s Black, Indigenous, and People of Color (BIPOC) communities. During the fall of 2020, Washington County, in partnership with culturally specific community-based organizations and project developers, are facilitating virtual listening sessions during which BIPOC community members have provided feedback on the preliminary design and programming elements of the selected housing projects.



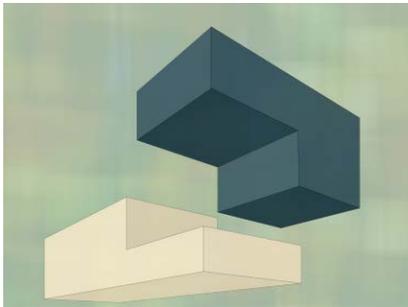
As an alternative to participating in the listening sessions an online survey is also available in a wide array of languages on the Washington County Department of Housing Services website. The feedback received from these listening sessions and survey will be shared with project developers so this community input can inform the design and service programming for each of the Affordable Housing Bond funded projects. This engagement work is conducted with trauma-informed practices.

# Under Construction

## Viewfinder – Phase I Affordable Housing Bond Project

*“In photography, a viewfinder allows you to focus on what is truly important, and in this instance that’s quality affordable housing for the residents of Tigard. With this name we intend to highlight the values of Community Development Partners, to inspire the future residents, and to actually reference the architecture of the building.”*

– Lisa McClellan, Principal Scott Edwards Architecture



The Viewfinder is an 81-unit affordable housing development under construction in the Tigard Triangle area. This project is the County’s “phase 1” Affordable Housing Bond project. Each implementing jurisdiction of the bond was able to approve one housing project (a “phase 1” project) to begin while the detailed agreements and development strategy were negotiated and later approved. The Viewfinder is being developed by Community Development Partners, in partnership with the Housing Authority of Washington County. The project will effectively serve low-income households through collaboration with the Veterans Administration and the Good Neighbor Center.

Art in the building is led by Laura Weiler and Michael Foushee. It will include a collaborative project with members of the Confederated Tribes of Warm Springs and Stef Littlebird Fogel, curator of the *This is Kalapuya* exhibit at the Five Oaks Museum to honor and acknowledge the land on which the project rests.

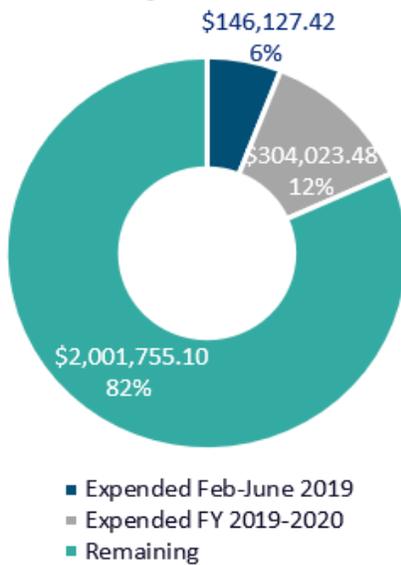
The Viewfinder will provide 25 1-bedroom units, 46 2-bedroom units, and 10 3-bedroom units. All units are affordable to low-income households, with 34 units affordable to extremely low-income households. It is scheduled to be complete in late October 2021.



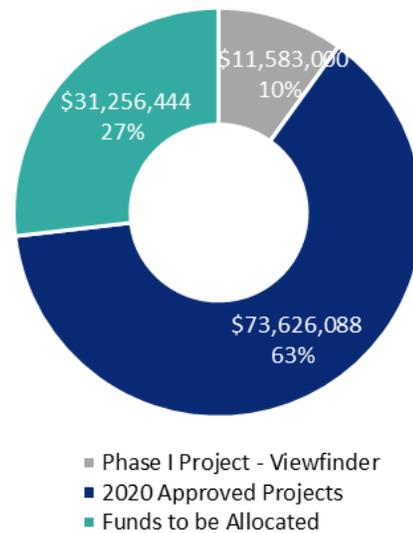
# Stewardship

Washington County received an allocation of \$116,565,532 for capital projects and \$2,451,906 for administrative costs in support of those capital projects for implementation of the Affordable Housing Bond over five to seven years. All funds are General Obligation Bonds and must be used in accordance with ORS 310.140.

**Administrative Funds Expended**



**Capital Funds Allocation to Date**



Leverage of Affordable Housing Bond resources is important to maximize the impact of this critical resource. Capital Affordable Housing Bond funds awarded to the eight affordable housing projects currently under construction or in predevelopment are leveraged at a rate of 2:1.

**Leverage of Investment - 8 Projects**



Independent audits are an important tool in monitoring effective stewardship of significant resources. Implementation of the Affordable Housing Bond program has been audited twice by Washington County’s Auditor John Hutzler and his team since work to develop the program began. The first audit was received by the Washington County Board of Commissioners on July 28, 2020, and the second is scheduled to be presented to the Board in early 2021.

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# Looking Ahead

## Future Projects

Housing Services staff, in partnership with Health and Human Services staff, have been working on a potential all-PSH project. This is the Aloha Inn motel conversion project, which would net 54 additional PSH units, and exceed the PSH goal outlined in the County's LIS. There are 52 rooms currently at the



Aloha Inn with the possibility to convert community space located on the third floor of the building to additional units. The Aloha Inn is well-located at SW 198<sup>th</sup> & TV Highway in unincorporated Washington County – right on TriMet high frequency line 57, and near parks, shopping, and behavioral health services. Acquisition and conversion costs would be supported by the Affordable Housing Bond, with services costs and possibly other operating costs potentially supported by the Supportive Housing Services Measure.

## Alignment with Supportive Housing Services Measure

Approved by voters in May 2020, the Supportive Housing Services brings significant resources to the region to house those most vulnerable in our community. Washington County is the only implementing partner of the Affordable Housing Bond that established a goal for PSH unit production in its LIS. While the SHS measure was not developed or approved at the time the LIS was drafted, a future source of funding for services was envisioned,

*Washington County will monitor legislation at the State level regarding permanent supportive housing capital, rental subsidy and service dollars. Should funding for permanent supportive housing be offered, Washington County will apply and leverage funds with Metro Affordable Housing Bond Program funds to create deeply affordable housing. (Washington County LIS, pg. 22)*

There are 58 PSH units proposed in the current eight Affordable Housing Bond projects in the County. Development of these PSH units are to be supported with Project Based Section 8 Vouchers. The services, however, are not funded by the Affordable Housing Bond or Project Based Vouchers. As the County develops an application process for the SHS funds and as the housing units are built and available for lease-up, it is likely that these project sponsors will apply for support services for PSH units at Affordable Housing Bond-funded projects.